

Recommendation Report for Planning Permission for Works or Extension to a Dwelling

REF NO: FP/157/20/HH

LOCATION: 24 Goodwood Avenue
Felpham
PO22 8EH

PROPOSAL: Proposed Roof Extensions & Alterations

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to alter the roof design from hipped to gable to create a first floor with the addition of a dormer to the front and rear.
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REPRESENTATIONS

Felpham Parish Council provided no objection

1 letter of objection received from a nearby occupier

- No objection to the conversion of roof to habitable roof space.
- The finished appearance and roofline will be out of keeping with the other properties.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Built up area boundary

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
DSP1	D SP1 Design

[Felpham Neighbourhood Plan 2014 POLICY ESD1](#) Design of new development

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The key policies considered are D DM1 and D DM4 of the Arun Local Plan.

Felpham has a made Neighbourhood Plan with policy ESD1 of relevance to the application. The proposal complies with this policy.

DESIGN AND VISUAL AMENITY

The proposal seeks to alter the roof design from a hipped to gable with the addition of a dormer to the front and rear.

There are two pitched elements to the front of the dwelling with a hipped roof behind. The hipped element will alter to form a gable which will result in the height increasing by approximately 0.6m to form a ridge height of 6m.

Due to the scale of the changes with the height increasing, the development is not considered a subservient addition. The works are however well integrated and will use white render and tile hanging to match the materials of the existing dwelling.

The proposal will result in a large change to the appearance of the dwelling. The area is however mixed in design and style with both two storey and single storey properties and as such the alteration is not considered significantly out of character.

There will also be a dormer facing the street scene. This will have a height of 2.25m and a depth of 2.2m, although is not considered to appear unduly dominant upon the principle elevation.

Whilst the proposal will alter the appearance of the dwelling, it is not considered to result in an adverse impact upon the street scene or wider area and as such accords with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The neighbouring properties at No. 26 and No 22 have two ground floor windows to the west and east elevation and whilst the proposal will add bulk, this is not considered to result in an adverse overbearing or overshadowing impact upon amenity. This is due to the bulk of the increase situated behind existing pitched elements, towards the rear of the dwelling, slightly beyond neighbouring windows.

A rear dormer will also be constructed. This will have a depth of 5m with a height of 5.4m meeting with the ridge height of the dwelling. This will also extend beyond the roof slope onto an existing rear flat roof by around 1.75m. Whilst this is large, there is 2.3m retained to the eastern boundary and 1m with the west with a garage also to the neighbouring elevation. The development does not extend beyond the rear of neighbouring properties and is not considered to result in adverse harm upon neighbouring amenity.

The dormer to the rear will have a two windows serving a bathroom and a bedroom. These will provide additional views of the rear gardens however is not considered to result in adverse overlooking with no views into direct properties. The dormer to the front will provide additional views over the street scene. It is appropriate to require the bathroom window to be obscure glazed in the interests of amenity.

As a result of the design and siting, the proposal is not considered to result in adverse harm upon amenity and accord with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with relevant development plan policies and as such is recommended for approval subject to the following conditions and informatives.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

RECOMMENDATION**APPROVE CONDITIONALLY**

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following approved plans
 - Location and Block Plan
 - Proposed Elevations - 003
 - Floor Plans - 001
 - Proposed Roof Plan - 004

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.

- 3 The bathroom window in the rear dormer of the building shall at all times be and remain glazed entirely with obscure glass.

Reason: In the interests of the amenities of the occupants of nearby properties in accordance with policies D DM4 of the Arun Local Plan.

- 4 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.